

# ZONING AMENDMENT STAFF REPORT

**City Council Meeting Date:**  
August 2, 2016

**Council District** 3

### **Zoning Commission Recommendation:**

Approval by a vote of 8-0

**Opposition:** None submitted

**Support:** Camp Bowie District, Inc. representative, One person spoke

Continued Yes      No X

Case Manager Laura Voltmann

Surplus Yes      No X

Council Initiated      Yes           No ☒

**Owner / Applicant:** City of Fort Worth Planning and Development Department

**Site Location:** Citywide Mapsco: N/A

**Proposed Use:** An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- The Schedule of use table Of the Camp Bowie Revitalization Code as provided by Section 4.1306.D., “Other Development Standards” Of Chapter 4, “District Regulations” Of Article 13, “Form Based Districts”, Of Section 4.1306 Camp Bowie (“CB”) District and;
- Amend the use table in Article 12, “Form-Based Code District Use Table” Of Section 4.1202 “Unlisted Uses”, to add Mini warehouse as a Permitted Use in certain Subdistrict Camp Bowie Subdistricts and;
- Remove Warehouse and Storage Services as a Permitted use in Certain Subdistricts; AND;
- To Amend The Camp Bowie Revitalization Code to Provide Development Standards for Mini warehouses in The Camp Bowie Form-Based District;

**To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>**

***Request:*** TEXT AMENDMENT: AMEND CAMP BOWIE FORM BASED CODE TO ADD MINI-WAREHOUSE AS A PERMITTED USE WITH SPECIFIC DESIGN STANDARDS IN CERTAIN SUBDISTRICTS AND REMOVE WAREHOUSE AS A PERMITTED USE IN CERTAIN SUBDISTRICTS

**Background:**

In 2000, the Camp Bowie public improvement district was formed to address economic development, aesthetic improvements, and hold public events along the corridor. Members of Camp Bowie District, Inc. envision “a pedestrian-friendly commercial corridor that encourages people to shop in a safe comfortable environment and have a gratifying urban experience.”

In 2009, Camp Bowie District, Inc. hired a consultant to develop a form-based code. Public participation guided the process. In addition to meetings with local businesses, property owners, and other stakeholders within the proposed district, numerous open house public meetings were held to gather

feedback on the draft standards and guidelines. Input from property owners and neighborhood associations adjacent to the corridor was incorporated into the final standards and guidelines, which were adopted by the City Council in 2011.

***Current Issue:***

One of the requests from the public was a simplified list of permitted uses. In response, a separate use chart was created for the Camp Bowie form based code. In time, inconsistencies between the City wide use chart and the Camp Bowie use chart proved to be problematic. Camp Bowie District, Inc. recommends amending the Camp Bowie use chart to provide needed clarification. Currently the chart includes “Warehouse and storage services” but does not provide a distinction between mini-warehouses and large scale warehouse and storage services. Due to differences in appearance, this distinction is necessary.

In response, staff proposes the following amendments:

- Add mini-warehouse as a separate use to the Land Use Chart;
- Permit mini-warehouses in the General Corridor Mixed Use and Industrial Arts subdistricts;
- Restrict mini-warehouses uses within 100 feet of Camp Bowie Boulevard in the General Corridor Mixed Use subdistrict;
- Restrict the location of warehouses to the Industrial Arts subdistrict; and,
- Define the two uses as follows:
  - Mini-warehouse: A building or group of buildings containing individual compartmentalized storage units for the inside storage of customer’s goods or wares, where no unit exceeds 500 square feet in floor area.
  - Warehouse: A facility greater than 500 square feet in floor area for the inside storage of commodities.

The Urban Design Commission recommended approval of the proposed amendments at the June 23, 2016 meeting.

***Attachments:***

Proposed Ordinance Amendment  
Minutes from the Zoning Commission meeting

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND THE SCHEDULE OF USE TABLE OF THE CAMP BOWIE REVITALIZATION CODE AS PROVIDED BY SECTION 4.1306.D., “OTHER DEVELOPMENT STANDARDS” OF CHAPTER 4, “DISTRICT REGULATIONS” OF ARTICLE 13, “FORM BASED DISTRICTS”, OF SECTION 4.1306 CAMP BOWIE (“CB”) DISTRICT AND AMEND THE USE TABLE IN ARTICLE 12, “FORM-BASED CODE DISTRICT USE TABLE” OF SECTION 4.1202 “UNLISTED USES”, TO ADD MINIWAREHOUSE AS A PERMITTED USE IN SELECT CAMP BOWIE SUBDISTRICTS AND REMOVE “WAREHOUSE” AS A USE IN SELECT CAMP BOWIE DISTRICTS; TO AMEND THE CAMP BOWIE REVITALITZATION CODE TO PROVIDE DEVELOPMENT STANDARDS TO MINIWAREHOUSES IN THE CAMP BOWIE FORM-BASED DISTRICT; AND TO AMEND CHAPTER 9, “DEFINITIONS” TO ADD DEFINITIONS FOR “MINI-WAREHOUSE” AND “WAREHOUSE”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Camp Bowie Standards and Guidelines will promote economic development and reinvestment along an aging commercial corridor to help create vibrant urban walkable district; and

**WHEREAS**, the Camp Bowie Zoning Standards and Guidelines are intended to provide development standards and guidelines to ensure high quality development that is consistent with the vision established by Camp Bowie District, Inc.; and

**WHEREAS**, the development standards and guidelines are based on principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form; and

**WHEREAS**, the development standards and guidelines will support economic development, a sustainable tax base, and job creation by establishing predictable standards and guidelines for future development; and

**WHEREAS**, it is advisable to amend the Camp Bowie Boulevard Revitalization Code in order to further promote desirable development that is

consistent with the urban design and economic development goals for the Camp Bowie District and provide clarity for property owners;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF FORT WORTH, TEXAS AS FOLLOWS:**

**SECTION 1.**

Chapter 4, “Overlay Districts” of Article 4, “District Regulations” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, Section 4.1306, “Camp Bowie Overlay (“CB”) District” is amended to remove “Overlay” from the name of the district and to revise the use table in sections 5.01 and 5.02 of the “Camp Bowie Boulevard Revitalization Code” (attached as Exhibits A and B) to add mini-warehouses as a separate use allowed in the General Corridor Mixed-use district and the Industrial Arts District; to restrict mini-warehouses uses within 100 feet of Camp Bowie Boulevard in the General Corridor Mixed Use District and to remove “warehouse or bulk storage” as an allowed use from the General Corridor Mixed Use and Western Business Districts.

**SECTION 2.**

Chapter 4, Article 12, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, 4.1202 “Uses”, is hereby amended to add “Mini-warehouse” under the column heading “Light Industrial Services”; to allow mini-warehouse as a permitted use in zoning districts: “CB/GC-MU” and “CB/IA”; to add a reference in the “Supplemental Standards” column to restrict mini-warehouse uses within 100 feet of Camp Bowie Boulevard in the Camp Bowie-General Corridor Mixed Use District and to remove “warehouse” as a permitted use in the Camp Bowie-General Corridor Mixed Use District and the Camp Bowie-Western Business District.

### **SECTION 3.**

Chapter 9, “Definitions” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, Section 9.101, “Defined Terms” is hereby amended to add definitions for “mini-warehouse” and “warehouse” to read as follows:

#### **9.101 Defined Terms**

**Mini-warehouse:** a building or group of buildings containing individual compartmentalized storage units for the inside storage of a customer’s goods or wares, where no unit exceeds 1,000 square feet in floor area.

**Warehouse:** a facility greater than 500 square feet in floor area for the inside storage of commodities.

### **SECTION 4.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

### **SECTION 5.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

### **SECTION 6.**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

#### **SECTION 7.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 8.**

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

#### **SECTION 9.**

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

#### **SECTION 10.**

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Melinda Ramos  
Sr. Assistant City Attorney

\_\_\_\_\_  
Mary J. Kayser  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

Table 5.1 – Schedule of Uses

Character Zone	Highway Commercial	Ridglea Gateway	Ridglea Urban Village Core - North	Ridglea Urban Village Core - South	General Corridor Mixed-Use	Industrial Art	Western Business	Transition
Child day care and preschools	P	P	P	P	P	P	P	P
Schools, libraries, and community halls	P	P	P	P	P	P	P	P
Universities and Colleges	P	P	P	P	P	P	P	NP
Technical, trade, and specialty schools	P	P	P	P	P	P	P	NP
Hospitals and nursing establishments	P	P	P	P	P	P	P	NP
Civic uses	P	P	P	P	P	P	P	P
Social and fraternal organizations	P	P	P	P	P	P	P	NP
Social services and philanthropic organizations	P	P	P	P	P	P	P	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	P	P	P	NP
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	P	NP
<b>Residential Uses</b>								
Home Occupations	P/A	P/A	P/A	P/A	P/A	P*/A	NA	P/A
Multi-family residential								
Ground floor	P/C	P/C	P/C	P/C	P/C	P*/C	P/C	P
Upper floors	P	P	P	P	P	P*	P	P
Residential Lofts	P	P	P	P	P	NP	P	P
Single-family residential attached dwelling unit (Townhomes)	NP	NP	NP	NP	NP	P*	NP	P
Accessory residential unit	NA	NA	NA	NA	NA	NA	NA	P/A
Live-work unit	P	P	P	P	P	P*	P	P
<b>Manufacturing, transportation, communication, and utility Uses</b>								
Cottage Manufacturing uses	NP	NP	NP	P/C	P/C	P	P	NP
Food and textile product manufacturing	NP	NP	NP	NP	P	P	P	NP
Wood, paper, and printing products manufacturing	NP	NP	NP	NP	P	P	P	NP
Machinery, electronics, and transportation equipment manufacturing	NP	NP	NP	NP	NP	P	P	NP
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	NP	NP	NP	P	P	P	NP
Wholesale trade establishment	NP	NP	NP	NP	P	P	P	NP
Mini-Warehouses	NP	NP	NP	NP	P/C	P	NP	NP
Warehouse and storage services	NP	NP	NP	NP	NP	P	NP	NP
Transportation services (air, rail, road, truck and freight)	NP	NP	NP	NP	P	P	P	NP
Publishing (newspaper, books, periodicals, software)	P	P	P	P	P	P	P	NP
Motion picture and sound recording	P	P	P	P	P	P	P	NP



Table 5.2 – Use Criteria		
Other Uses		•
Cottage industrial uses	Ridglea Urban Village Core South and General Corridor Mixed Use	<ul style="list-style-type: none"> <li>• Shall be limited to 10,000 sq.ft. buildings.</li> <li>• Service bays, loading, and unloading shall be along Local Street frontages only.</li> </ul>
Parking, surface (primary use of property)	Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use, and Western Business District	<ul style="list-style-type: none"> <li>• Applications for new surface lots shall include in-fill building concepts on the lot</li> <li>• New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Neighborhood Streets.</li> <li>• New surface parking shall not be located at a street intersection for minimum of 30' along each street.</li> </ul>
Veterinary Clinic	Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use,	<ul style="list-style-type: none"> <li>• Indoor kennels only.</li> <li>• Noise and odors created by the activities within the building shall not be perceptible beyond the property line.</li> <li>• No animal shall be kept outside the building at any time.</li> </ul>
	Highway Commercial, Industrial Art, Western Business	<ul style="list-style-type: none"> <li>• No outdoor kennel permitted within 100-feet of any residential use.</li> </ul>
Mini-Warehouse	General Corridor Mixed-Use	<ul style="list-style-type: none"> <li>• New mini-warehouses shall be set back a minimum of 100' from the edge of the right-of-way of the Boulevard.</li> </ul>
Community Garden	All Zones	<ul style="list-style-type: none"> <li>• Shall be no larger than 1.0 acre.</li> <li>• Gardens shall be enclosed by a fence on all open sides.</li> <li>• Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges.</li> <li>• Fencing Materials: <ul style="list-style-type: none"> <li>○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li>○ <u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul> </li> </ul>
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> <li>• Antennas shall be permitted on rooftops.</li> <li>• Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>• Antennas shall not be visible from adjacent Neighborhood Streets.</li> </ul>
Wind and solar energy equipment	All Zones	<ul style="list-style-type: none"> <li>• Equipment may not be installed with direct frontage along Neighborhood Streets or along the Boulevard.</li> <li>• Height of any wind energy equipment shall be limited by either the building height standard in the specific character zone or shall be established by any other city ordinance(s) regulating wind energy equipment (whichever is greater in case of a conflict).</li> </ul>

Brandy O'Quinn/Blue Zones	2801 Willing Ave	Out		Support	Spoke at hearing
Amy Meade	2108 W Morphy	Out		Support	Spoke at hearing
Michael Brooks/USDA	Arlington	Out		Support	Spoke at hearing
Fred Hall/ Tarrant County Agrilife	200 Taylor	Out		Support	Spoke at hearing

**13. ZC-16-130 City of Fort Worth Planning & Development: Trinity Uptown/Panther Island Form Based Code Development Standards Amendment (CD 8, 9) Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by Amending;**

- The Trinity Uptown District Development Standards and Guidelines as provided by Section 4.1304.d., “Other Development Standards” of Chapter 4, “District Regulations” of Article 13, “Form Based Districts”, of Section 4.1304 Trinity Uptown (“TU”) District, to revise the Trinity Uptown Development Standards to amend the Urban Design Plan, Standards for height, paving materials for public areas, the non-residential requirement and revise street sections; and;
- The Zoning Ordinance to change the name of the district from Trinity Uptown (“TU”) to Panther Island (“PI”) District and make all related name changes to the City Code and Development Standards

**To review the proposed amendments:** <http://fortworthtexas.gov/zoning/cases/>

Ms. Murphy called the text amendment.

JD Granger, 307 W. 7<sup>th</sup> Fort Worth, Texas with Trinity River Vision Authority spoke in support. Mr. Granger said the biggest change for the text amendment is to change the name to Panther Island and to update the plan according to the MTP update.

Mr. Flores asked Mr. Granger to explain about the public process in land use requirements and who will be taking the lead. Mr. Granger said this is a partnership between the City, County and the Water District. The process for approvals is through the UDC with Laura Voltmann being the administrator.

Mr. Genua wanted to confirm the TRV is the umbrella with Panther Island being a subset. Mr. Granger said yes it is and gave a brief explanation of the master plan.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

**14. ZC-16-131 City of Fort Worth Planning & Development: Camp Bowie Form Based Code to add Mini Warehouse Uses in certain sub districts and remove Warehouse and Storage Services as a Permitted Use in certain districts (CD 3) Text Amendment: An**

**Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by;**

- **Amending the Schedule of Uses Table of the Camp Bowie Revitalization Code as provided by Section 4.1306.D., “Other Development Standards” of Chapter 4, “District Regulations” of Article 13, “Form Based Districts”, of Section 4.1306 Camp Bowie (“CB”) District and;**
- **Amending the Use Table in Article 12, “Form-Based Code District Use Table” of Section 4.1202 “Unlisted Uses”, to add Mini Warehouse as a permitted use in certain Camp Bowie Sub districts; and;**
- **Remove Warehouse and Storage Services as a Permitted use in certain Sub districts and;**
- **Amending the Camp Bowie Revitalization Code to provide Development Standards for Mini Warehouses in the Camp Bowie Form-Based District**

**To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>**

Ms. Murphy called the text amendment.

Jennifer Reiner representing Camp Bowie District, Inc., spoke in support.

Barry Hudson also spoke in support.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-16-132</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Jennifer Reiner	4731 Camp Bowie	Out		Support	Spoke at hearing
Barry Hudson	550 Bailey Ave.	Out		Support	Spoke at hearing

**15. ZC-16-132 Wilson and Stonaker LLC Summer Creek Station/Wilson Stonaker, LLC (CD 6) – 5400-5600 blocks Columbus Trail and Sycamore School Road (J. F. Heath Survey, Abstract No. 641, 25.27 acres): from PD 471A Planned Development for uses in the "F" General Commercial District, and excluding: Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor), Gambling Facilities; site plan required to Amend PD 471A to add four story hotel use and provide required site plan, and add frontage properties only to PD 471 Planned Development for “F” General Commercial District excluding sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan waiver requested**

Chis Biggers, 550 Bailey Avenue, Fort Worth, Texas representing Wilson and Stonaker LLC Summer Creek Station explained to the Commissioners they are amending PD471 to allow for a